

GOLD KING AREA

The Gold King area is located in the northern foothills of the Alaska Range between Gold King Creek and Bonnifield Creek. Elevation is 1,720 feet. The area is accessible by plane to the Gold King airstrip approximately 50 air miles south of Fairbanks, or by snow machine in winter and sometimes by four wheeler in summer via the Rex Trail. (The Bonnifield Trail access is not recommended.) The Rex Trail begins at the Parks Highway north of the Rex Bridge at the Rochester Lodge, across from the Clear Sky Lodge, and heads east along the base of the mountains. The trip by snow machine takes approximately 3 hours, and is substantially longer in summer by 4 wheeler, even if the trail is not too wet.

No public utilities are available. Water for domestic use may be obtained by rainwater catchment. The lot owner must construct individual sewage and wastewater disposal system; these are restricted to self-contained privies or such systems as approved by ADEC.

The terrain on Parcel 159 varies from fairly level to moderately sloping to steep. Vegetation is a semi-open forest of black spruce and blueberry bushes. The parcel may contain debris and a gravel pit from an old military radio relay site.

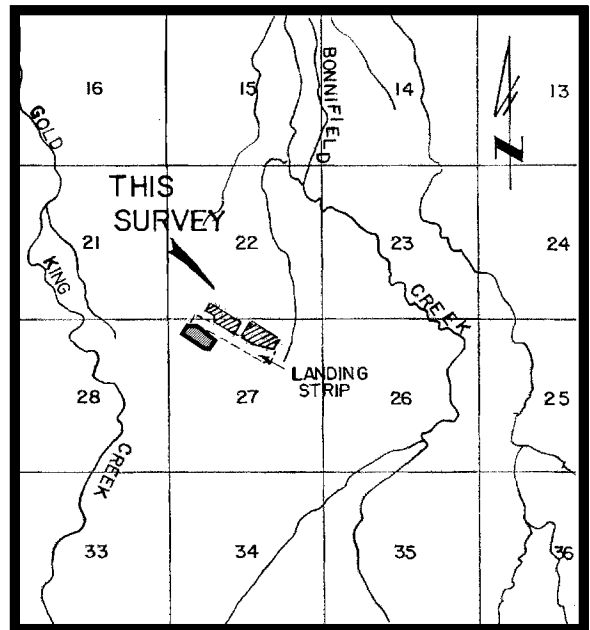
Special Notes:

1. Subject to a 500-foot-wide easement, shown as Tract A, Cadastral Survey Control Plat, T.8S, R.2W, F.M., Plat No. 79-37, Nenana Recording District, reserved for future expansion of the airstrip.
2. Subject to a 25-foot-wide interior public access easement along all lot lines except where adjacent to the Gold King Airstrip.
3. Subject to a 60-foot-wide trail easement.
4. The area is located on lands for which the State of Alaska has received only **tentative approval**. Please refer to Tentatively Approved Lands in the Condition of Purchase section of this brochure.

GOLD KING AUCTION SALE

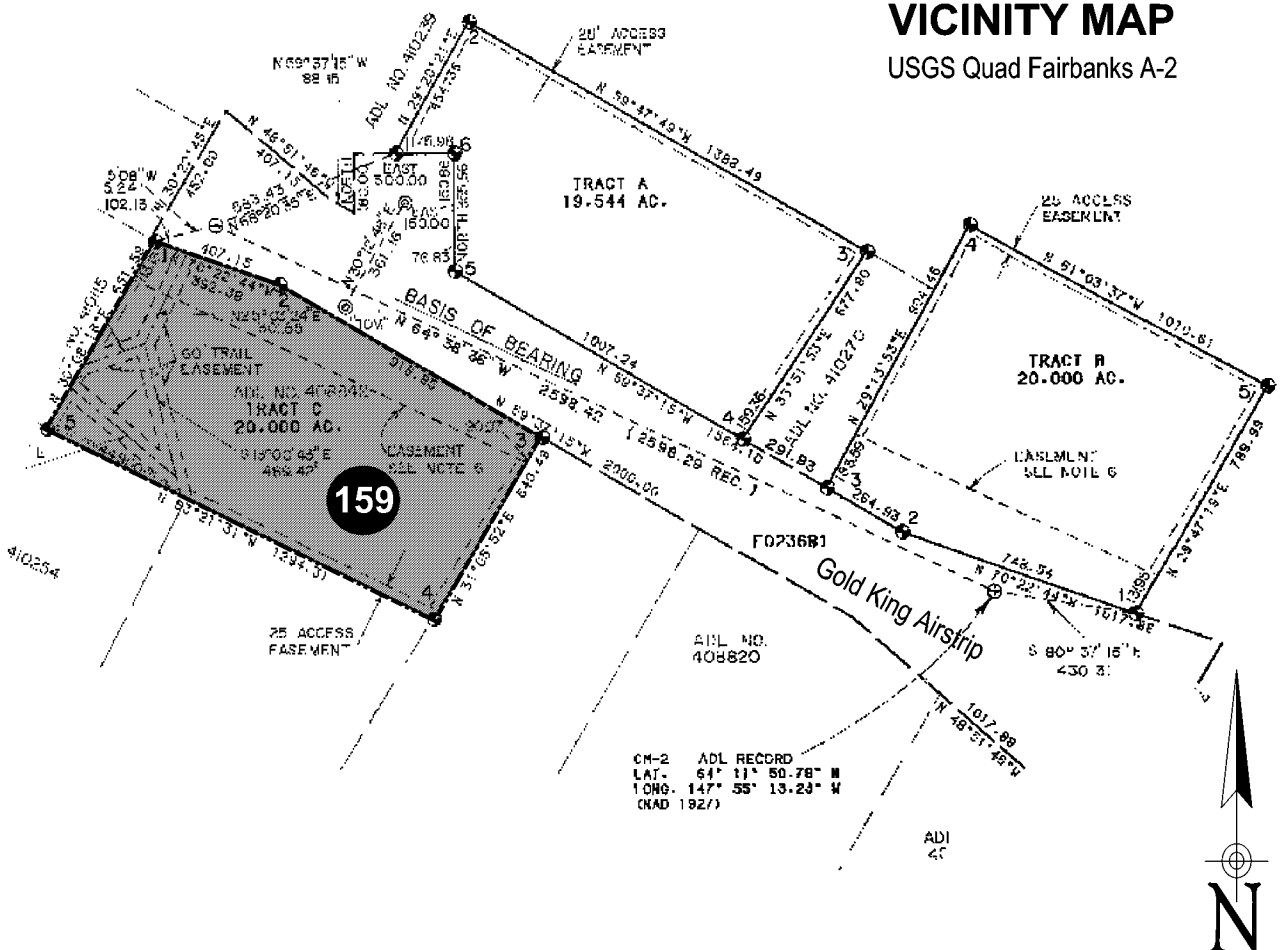
| PARCEL | ADL | MTRS | DESCRIPTION | SURVEY | ACRES | RESERVATION CODE | MINIMUM BID | COMMENT |
|--------|--------|----------------|-------------|-------------|-------|------------------|-------------|---------|
| 159 | 408842 | F008S002W22,27 | Tract C | ASLS 85-115 | 20 | ... | \$40,000 | |

Gold King



VICINITY MAP

USGS Quad Fairbanks A-2



Map 12

NORTHERN REGION

RESERVATION CODES LIST

The following is a list of some of the restrictions and easements recorded on the survey plat or reserved by the state through the department decisions. This list is not all-inclusive. **The subdivision plat may impose additional restrictions not listed in the brochure.** For more detailed information, applicants should review the subdivision plat at any of the three DNR Information Offices listed on pages 4-5.

- A. Subject to a 10-foot-wide public utility easement.
- B. Subject to a 30-foot-wide utility easement.
- C. Subject to a 20-foot-wide public utility easement adjacent to the dedicated road right-of-way.
- D. Subject to a 15-foot-wide public utility easement.
- E. Subject to a 20-foot-wide public utility easement.
- F. Subject to a 30-foot-wide public utility easement within all lots and tracts adjacent to the right-of-way.
- G. Subject to a 15-foot-wide utility easement on common interior lot lines.
- H. Subject to a 30-foot-wide utility easement on lot lines not common with other lots.
- I. Subject to a 50-foot-wide section line easement on either side of the section line. This is reserved under AS 19.10.010 to the State of Alaska for public highways.
- J. Subject to a 50-foot-wide public access easement up from the ordinary or mean high water mark, pursuant to AS 30.04.055 and AS 38.05.127.
- K. Subject to a 30-foot-wide public access easement.
- L. All lands encompassed by this survey are subject to a 50-foot-wide access easement along the mean high water or ordinary high water line of any water frontage of any sort.
- M. Before an on-site sewage disposal system can be installed on a lot within this subdivision, approval must be obtained from the Alaska Department of Environmental Conservation.
- N. Water supply and sewage disposal: No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements of the Alaska Department of Environmental Conservation.
- O. There is an easement of 30-foot radius at each pole location for guys or anchors.

- P. Structures shall not be placed closer than seventy-five feet from the normal high water mark of a watercourse or body of water of any sort.
- Q. Subject to a 10-foot-wide utility easement on common interior lot lines.
- R. Subject to a 20-foot-wide utility easement on lot lines not common with other lots.
- S. Subject to a 10' by 30' anchor easement.
- T. Subject to a 5' pedestrian easement.
- U. Subject to a 30' pedestrian and road easement.
- V. Subject to a 15' utility easement along all lot lines.
- W. The outer 20' of both sides of the 100' roadway right-of-way is reserved for utility use.
- X. Subject to a monument preservation easement five feet radial around all BLM and ADL monuments.
- Y. Subject to a 10' slope maintenance easement.
- Z. Subject to a 20' slope maintenance easement.
- AA. There is a 15' utility easement each side of common interior lot lines and inside any lot lines fronting a right-of-way.
- BB. Subject to the Veterans' Preference Restrictions listed in this brochure if sold in the veterans' preference auction.
- CC. Subject to a 10-foot-wide pedestrian and utility easement.
- DD. Subject to a 10-foot-wide pedestrian access easement.
- EE. Subject to a 50-foot-wide easement for public access and for temporary storage of small boats.
- FF. Subject to a 10-foot-wide pedestrian easement.
- GG. Section Line Easement Vacation Plat EV 2-094 has been recorded as Plat No. 80-11, Date 6-30-80, Nenana Recording District.
- HH. Subject to a 60-foot public access easement centered along and 30-feet on each side of an existing road.

- II. Subject to a 25-foot public access easement.
- JJ. Subject to a 10-foot-wide drainage easement.
- KK. Subject to a 10-foot pedestrian access and drainage easement.
- LL. Subject to a 25-foot non-motorized trail easement.
- MM. Subject to a 20-foot-wide existing trail easement.
- NN. Subject to a 50-foot trail easement.
- OO. Subject to a 10-foot public non-motorized trail easement.
- PP. Subject to a 50-foot public access and utility easement.
- QQ. Subject to a 30-foot screening easement.
- RR. Subject to a 17-foot utility easement.
- SS. Subject to a 25-foot-wide public recreational easement.
- TT. Section Line Easement Vacation Plat No. EV-2-68 has been recorded as Plat # 80-14, Chitina Recording District on April 1, 1980, vacating the section line between sections 21 and 28, and 27 and 28 within this subdivision.
- UU. Subject to Mitkof Highway right-of-way, 50 feet each side of centerline.

Veterans' Land Discount

Note: The veterans' land discount does not apply to parcels 1-17 acquired with a veterans' preference.

Eligible veterans may receive a 25 percent discount on the purchase of State land (AS 38.05.940). The veterans' land discount may only be used **once** in an applicant's lifetime. To be eligible, an individual must submit proof, acceptable to the department, that the purchaser:

- is 18 years of age or older at the date of sale;
- **has been a resident of the State of Alaska** for a period of not less than one year immediately preceding the date of sale (see Residency Requirement on page 6);
- has served on active duty in the U.S. armed forces for at least 90 days, unless tenure was shortened due to a service-connected disability or due to receiving an early separation after a tour of duty overseas (use Form DD 214); and
- has received an honorable discharge or general discharge under honorable conditions.

For the purposes of this program, armed forces are limited to the United States Army, Navy, Marines, Air Force, and Coast Guard. Service in State National Guard units, the Alaska Territorial Guard, as well as Army, Navy, Marine, and Air Force Reserve service may also be included, provided the applicant can document the accumulation of 90 days of active duty service. A Form DD 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and length of active duty must be submitted. **Interested veterans are encouraged to request their Form DD 214 well in advance of the auction.**

The veterans' land discount may be applied only to acquisition of surface rights to the land. **It may not be applied to survey and platting costs, or other costs reimbursable to the state.** These costs will be subtracted from the purchase price before the discount is calculated. The reimbursable cost per acre or lot is listed in the table on pages 17-18.

Successful bidders who qualify for the veterans' land discount must apply for the discount at the time of purchase. The amount of the discount will be deducted from the principal sum of the sales contract or from the purchase price if the purchase price is paid in full.

Here is an example of how a veterans' land discount would be calculated for a 3.349-acre parcel with reimbursable costs of \$959 per acre, and a bid price of \$14,000.00:

| | |
|---------------------------|---|
| \$14,000.00 | bid price |
| <u>- 3,211.69</u> | reimbursable costs (\$959 per acre x 3.349 acres) |
| \$10,788.31 | price eligible for discount |
| - 2,697.08 | 25% veteran's land discount |
| \$14,000.00 | bid price |
| - 2,697.08 | discount amount |
| \$11,302.92 | discounted purchase price |
| <u>- 700.00</u> | 5% down payment of the full purchase price (do not submit a down payment based upon the discounted purchase price) |
| <u>\$10,602.92</u> | balance due |

REIMBURSABLE COSTS FOR CALCULATING VETERANS' DISCOUNT

| Subdivision | Survey | Reimbursable Costs |
|------------------------------|--------------|--------------------|
| Bartlett Hills-Tract D | ASLS 79-143D | \$234.00/Acre |
| Bear Creek | ASLS 95-57 | None |
| Bear's Den | ASLS 82-125 | \$431.00/Acre |
| Berg | ASLS 82-181 | \$531.00/Acre |
| Cascaden | ASLS 86-98 | \$366.66/Acre |
| Central Odd Lots | CSP-104-FM | \$53.00/Acre |
| Cheri Lake | EPF # 23-17 | \$90.60/Acre |
| Circle | ASLS 78-163 | \$71.00/Acre |
| Delta Agricultural Homesites | ASLS 78-93 | \$41.00/Acre |
| Delta Homesites | ASLS 77-163 | \$142.00/Acre |
| Dugan Hills | ASLS 85-70 | None |
| Dugan Hills | ASLS 89-85 | None |
| Dune Lake | ASLS 81-56 | \$292.00/Acre |
| Fireweed Mountain | ASLS 81-29 | \$240.00/Acre |
| Four Mile Hill | ASLS 80-6 | \$4.00/Lot |
| Four Mile Hill | ASLS 80-7 | \$4.00/Lot |
| Frederick Point East | ASLS 83-32 | \$698.00/Acre |
| Frederick Point North | ASLS 83-31 | \$698.00/Acre |
| Gold King | ASLS 85-115 | None |
| Goldstream | ASLS 79-163 | \$261.00/Acre |
| Haystack | ASLS 80-117 | \$274.00/Acre |
| Jack | ASLS 79-165 | \$61.00/Acre |
| June Creek | ASLS 79-166 | \$88.00/Acre |
| Keene Channel | ASLS 81-8 | \$440.00/Acre |
| Kenney Lake | ASLS 81-193 | \$740.00/Acre |
| Kentucky Creek | CSP-10-FM | \$58.00/Acre |
| Kentucky Creek | CSP-9-FM | \$58.00/Acre |
| Kindamina Lake | ASLS 81-218 | \$390.00/Acre |
| Martin | ASLS 84-21 | \$257.00/Acre |
| McCloud | ASLS 82-157 | \$609.00/Acre |
| Mitkof Odd-Lot | | None |
| Murphy | ASLS 82-159 | \$284.00/Acre |
| Nenana South | ASLS 80-106 | \$225.00/Acre |
| Northridge | ASLS 81-214 | \$374.00/Acre |
| Ridge Rock | ASLS 85-229 | None |
| Ridge Rock | ASLS 86-28 | None |
| Riverview | ASLS 83-128 | \$262.00/Acre |
| Southbank | ASLS 87-371 | \$26.00/Acre |
| Southbank | ASLS 91-82 | \$26.00/Acre |
| Swan Lake | ASLS 79-145 | \$265.00/Acre |
| Talkeetna Bluffs | ASLS 80-94 | \$231.00/Acre |
| Talkeetna Bluffs Addition | ASLS 81-196 | \$453.00/Acre |
| Tanana Heights | EPF 39-4 | \$596.05/Acre |
| Teklanika River | ASLS 86-148 | None |
| Teklanika River | ASLS 86-151 | None |

| | | |
|------------------|-------------|---------------|
| Tenderfoot | ASLS 81-213 | \$400.00/Acre |
| Tungsten | ASLS 80-99 | \$211.00/Acre |
| West Twin Lake | ASLS 81-219 | \$558.00/Acre |
| West Twin Lake | ASLS 90-241 | None |
| Willow Creek | ASLS 79-122 | \$156.00/Acre |
| Wrangell Narrows | ASLS 81-7 | \$440.00/Acre |